

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF JANUARY 25, 2018  
TO BE REPORTED OUT FEBRUARY 28, 2018**

**NO. 19470 (45<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8979**

**Common Address:** 5647 W Lawrence Ave

**Applicant:** Stanislaw Grochowski

**Owner:** Stanislaw and Kathryn Grochowski (aka Kathryn Gavosto)

**Attorney:** Paul Kolpak

**Change Request:** B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

**Purpose:** to allow for the conversion of a doctor's office into a dwelling unit. The office was previously an apartment, and no changes would be made to the exterior of the building. This change will allow the building to return to its previous state, with the same use and similar appearance as the other three-flats on the block. Two car garage to be shared by the unit with the above dwelling unit. No commercial space

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**NO. 19478-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8998**

**PASS AS SUBSTITUTED  
& TYPE 1 PLANS AMENDED**

**Common Address:** 937-945 W Belmont Ave

**Applicant:** GW Fidelity Belmont LLC

**Owner:** GW Fidelity Belmont LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-5 Community Shopping District to B3-5 Community Shopping District

**Purpose:** In and around November 2016, the Applicant effectuated a Type 1 Zoning Map Amendment (App. No. 18938-TY1), in order to permit the construction of a new six-story (with rooftop elevator penthouse) mixed-use building, which would contain a total of thirty-three (33) dwelling units, at the subject property. The Applicant is seeking to amend the previously approved Type 1 Zoning Map Amendment, in order to locate and establish four (4) additional dwelling units within the proposed new building, for a total of thirty-seven (37) dwelling units. The previously approved footprint and envelope of the proposed new building will remain unchanged. Due to its immediate proximity (less than twenty linear feet) to the CTA Belmont Train Station, there will be no off-street parking provided for the new building, pursuant to the Transit Oriented Development (TOD) Ordinance. The new building will be masonry, steel and glass in construction and measure 77 feet-0 inches (approx.) in height

**NO. 19463 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8762**

**PASS AS REVISED**

**Common Address:** 110 N Wacker Dr

**Applicant:** HH Wacker Acquisition Company LLC

**Owner:** HH Wacker Acquisition Company LLC

**Attorney:** John J. George / Chris A. Leach

**Change Request:** Waterway Business Planned Development NO. 1369 to Waterway Business Planned Development NO. 1369, as amended

**Purpose:** To increase the building FAR square footage by 100,000 sf. of the previously approved 50 story 800 foot tall office building with retail on the ground floor and up to 150 on-site parking spaces

NO. 19141-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)  
DOCUMENT #O2017-1926

TYPE 1 PLANS AMENDED

Common Address: 719-21 N Elizabeth Street

Applicant: Jimmy Lapez

Owner: Jimmy Lapez

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: To demolish the existing building and build a new 4 story, 5 dwelling unit residential building; 5 parking spaces; no commercial space; height: 43 ft 4 inches

NO. 19345 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)  
DOCUMENT #O2017-6176

PASS AS REVISED

Common Address: 640-740 W Chicago Ave and 801-843 N Halsted St.

Applicant: Riverside/ 700 West Investors, LLC

Owner: IL-700 W Chicago Ave, LLC

Attorney: John George/ Chris Leach

Change Request: DS-5 Downtown Service District and M3-3 Heavy Industry District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to a Waterway Residential Business Planned Development

Purpose: The proposed development consists of phased development containing three office buildings and one residential building with the Phase I being a 12 story 220 foot tall office building containing approximately 450,000 square feet with retail on the ground floor and accessory parking below grade

NO. 19479 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)  
DOCUMENT #O2017-8999

Common Address: 2643 W Rice St

Applicant: Oleg Minkevitch

Owner: Oleg Minkevitch

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: The Applicant is seeking to erect a new two-story addition, at the rear of the existing two-story multi-unit building. The zoning change is required in order to bring the existing two-story two-unit (non-conforming) building into compliance under the current Zoning Ordinance - which, in-turn will allow for the permitting of the proposed addition. Once renovated, the existing building will continue to contain a total of two (2) dwelling units. There is and will remain, off-street parking for two (2) vehicles, located within the detached garage at the rear of the property. The proposed two-story addition will be masonry in construction, to match the existing building and will measure 25 feet-8 inches in height.

NO. 19460 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)  
DOCUMENT #O2017-8575

Common Address: 1838 S Morgan Street

**Applicant:** Zocalo Development  
**Owner:** Orchard Street Property Group LLC  
**Attorney:** Rolando Acosta  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
To B2-2 Neighborhood Mixed Use District  
**Purpose:** Three story residential building (40ft in height) with two residential dwelling units, two off street parking spaces and no loading berths

**NO. 19465 (24<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8972**

**PASS AS REVISED**

**Common Address:** 2401-2459 S Rockwell St; 2501-2559 W 24<sup>th</sup> St; 2500-2558 W 25<sup>th</sup> St

**Applicant:** 2445 S. Rockwell, LLC  
**Owner:** 2445 S. Rockwell, LLC  
**Attorney:** Richard Toth / Mora Georges, Daley and Georges, Ltd .  
**Change Request:** M1-3 Limited Manufacturing/ Business Park District to a Manufacturing Planned Development  
**Purpose:** An approximately 174,536 square foot industrial use building. The building will be approximately 40 feet high and will have in excess of 100 parking spaces. No dwelling units.

**NO. 19488 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9011**

**Common Address:** 2735 S Pulaski Road

**Applicant:** Rosa Vargas-Villar  
**Owner:** Rosa Vargas-Villar  
**Attorney:** Law Office of Mark J Kupiec  
**Change Request:** RS3 Single Unit (Detached House) District to B2-1 Neighborhood Mixed Use District  
**Purpose:** To convert the existing building into a mixed-use building with an insurance agency office on the first floor (approximately 1,000 square feet of commercial spaced and 1 dwelling unit on the second floor to remain; existing 2 car garage to remain; existing 3 story, height 38 feet.

**NO. 19466-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8576**

**Common Address:** 3300-3302 S Wallace St

**Applicant:** James Vittori  
**Owner:** James Vittori  
**Attorney:** Richard Toth/ Mara Georges, Daley and Georges, LTD  
**Change Request:** RS3 Single Unit (Detached House) District to RM5.5 Residential Multi-Unit District  
**Purpose:** Existing building to remain: 5 dwelling units, 3 parking spaces, no commercial space, approx. 40 feet high. New single family home, 1 dwelling unit, 2 parking spaces no commercial space, approx. 27' 6.5" high

**NO. 19486-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9007**

**Common Address:** 3000 S Archer

**Applicant:** 1241 W Erie LLC

**Owner:** 1241 W Erie LLC  
**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd  
**Change Request:** B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District  
**Purpose:** Four dwelling units with 2812 sq.ft. of commercial space on the ground floor. Three parking spaces are provided. The building will remain 36 feet in height

**NO. 19461-T1 (8<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8606**

**Common Address:** 1048 E 81<sup>st</sup> Street; 1035 E 81<sup>st</sup> Street; 1014 E 82<sup>nd</sup> St

**Applicant:** Sheridan Road LLC  
**Owner:** Sheridan Rood LLC  
**Attorney:** Thomas Murphy  
**Change Request:** M1-2 Limited Manufacturing District, C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-2 Motor Vehicle Related District  
**Purpose:** Outdoor vehicle storage (school bus); employee parking, offices, bus dispatch and motor vehicle uses related to bus use and storage

**NO. 19472 (5<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8981**

**PASS AS SUBSTITUTED**

**Common Address:** 7041-7057 S Euclid Ave; 1934-1958 W 71<sup>st</sup> St and 7038-7056 S Jeffery Boulevard

**Applicant:** South Shore Commercial Property  
**Owner:** South Shore Commercial Property  
**Attorney:** Carol Stubblefield  
**Change Request:** B1-3 Neighborhood Shopping District to B3-3 Community Shopping District  
**Purpose:** Applicant proposes to construct an approximately 46,000 SF commercial retail development including cinema, bowling, restaurant, and event space with height of approximately 58 feet and 20 parking spaces. The proposed number of minimum off-street parking spaces will require administrative approval per Transit-Served Location Sections

**NO. 19483 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9004**

**Common Address:** 2200 W Chicago Ave

**Applicant:** 2200 Chicago LLC  
**Owner:** 2200 Chlcago LLC  
**Attorney:** Doniel Lauer  
**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The zoning change is needed on the existing six (6) unit building to legalize the existing use of the storefront as a residential dwelling unit. The building currently exceeds the maximum floor area ratio allowed under the current zoning district (C1-2). The footprint and height will not change

**NO. 19490-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9014**

**TYPE 1 PLANS AMENDED**

**Common Address:** 2036-38 W North Ave

**Applicant:** Albany Bank & Trust Co. Land Trust No. 11-4493

**Owner:** Albany Bank & Trust Co. Land Trust No. 11-4493  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** M1-2 Limited Manufacturing District to B3-2 Community Shopping District  
**Purpose:** The Applicant is proposing to bring the existing mixed-use building into compliance with the Zoning Ordinance. The existing building will remain. The existing building height of 25 feet will also remain. Retail uses consistent with the B3 Use Table would be allowed at the subject property. The existing residential unit on the second floor will remain without change

**NO. 19253 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3855**

**Common Address:** 1616-26 N Damen Ave  
**Applicant:** 1616 Damen Property Owner LLC  
**Owner:** 1616 Damen Property Owner LLC  
**Attorney:** Meg George  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** The proposed development will include the continuation of an existing three story brick building and the construction of a new retail building with retail on the first floor and office on the second floor

**NO. 19379 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7020**

**PASS AS REVISED**  
**PASS AS SUBSTITUTED**

**Common Address:** 2-24 W Superior; 733-755 N Dearborn; 1-35 W Chicago; 728-754 N State St

**Applicant:** JDL Superior LLC  
**Owner:** See Application for list of owners  
**Attorney:** DLA Piper  
**Change Request:** DX-7 Downtown Mixed Use District to DX-12 Downtown Mixed Use District and DX-12 Downtown Mixed Use District to a Residential Business Planned Development  
**Purpose:** To permit the construction of a mixed use building containing up to 914 residential units; approximately 200,000 sq.ft. of retail, 45,000 sq.ft. of office and 659 parking spaces, together with accessory and incidental uses

**NO. 19467-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #O2017-8580**

**Common Address:** 1428 W Grand Ave  
**Applicant:** Edward McBrearty  
**Owner:** Edward McBrearty  
**Attorney:** Gordon & Pirkarski  
**Change Request:** RS3 Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District  
**Purpose:** the property will be used for three residential dwelling units with three parking spaces, no commercial space and a height of 40 feet 8 inches

**NO. 19489-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #O2017-9012**

**Common Address:** 2005 W Huron  
**Applicant:** SGR Capitol Group LLC  
**Owner:** SGR Capitol Group LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** A new 3 story building that will contain two dwelling units. The proposed building will be masonry in construction. The proposed building will be 35 feet 6 inches in height. A two car detached house garage will be located at the rear of the subject lot

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID**

| <b>DOC#</b> | <b>WARD</b> | <b>LOCATION</b>      | <b>PERMIT ISSUED TO</b>    |
|-------------|-------------|----------------------|----------------------------|
| Or2018-20   | 4           | 2335 S MLK Drive     | Advocate Outpatient Center |
| Or2018-16   | 11          | 2601 S LaSalle St    | Amerco Real Estate Company |
| Or2017-605  | 19          | 3123-3127 W 111th St | Joseph's Restaurant & Bar  |
| Or2018-29   | 21          | 1358 W 95th ST       | Infinity Hair & Nail Solon |
| Or2018-13   | 23          | 6434 W 63rd St       | The Salvation Army         |
| Or2018-17   | 25          | 1101 S Canal St.     | UChicago Medicine          |
| Or2018-21   | 27          | 1330 W Fulton St.    | 1330 W Fulton LLC          |
| Or2018-19   | 27          | 1140 N Wells         | Onni Atrium Apartments LP  |
| Or2018-18   | 39          | 5033 N Elstam Ave    | Seafood City               |
| Or2018-12   | 44          | 3030 N Broadway      | Morianos                   |

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID - SUBSTITUTED**

| <b>DOC#</b> | <b>WARD</b> | <b>LOCATION</b>     | <b>PERMIT ISSUED TO</b>            |
|-------------|-------------|---------------------|------------------------------------|
| Or2018-15   | 19          | 10134 S Western Ave | Pitstop 500 <b>PASS AS AMENDED</b> |